

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO REZONE FROM R-3 (SINGLE FAMILY DWELLING DISTRICT)  
AND O-I (OFFICE AND INSTITUTIONAL DISTRICT) CONDITIONAL TO TR  
(TOWNHOUSE RESIDENTIAL DISTRICT), PROPERTIES LOCATED AT 0-110  
ALLEN ROAD, 5820-5840 SANDY SPRINGS CIRCLE, 5830-5865 LAKE ALLEN LANE,  
5809-5831 LAKE FORREST DRIVE**

**BE IT ORDAINED** by the City Council for the City of Sandy Springs, Georgia while in regular session on June 17, 2014 at 6:00 p.m. as follows:

**SECTION 1.** That the Zoning Ordinance of the City of Sandy Springs be amended, and the official maps established in connection therewith be changed so that the following properties located 0-110 Allen Road, 5820-5840 Sandy Springs Circle, 5830-5865 Lake Allen Lane, 5809-5831 Lake Forrest Drive, consisting of a total of approximately 14.724 acres, be changed from R-3(Single Family Dwelling District) and O-I (Office and Institutional District) conditional to TR (Townhouse Residential District) conditional, to wit;

ALL THAT TRACT or parcel of land lying and being Land Lot 9 of the 17<sup>th</sup> District, Fulton County, Georgia by the attached legal description; and

**SECTION 2.** That the variance(s), as listed in the attached conditions of approval, be approved under the provisions of Section 22.9 of the Zoning Ordinance of the City of Sandy Springs; and

**SECTION 3.** That the property shall be developed in compliance with the conditions of approval, as attached to this ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

**SECTION 4.** That the official maps referred to, on file in the Office of the City Clerk, be changed to conform with the terms of this ordinance; and

**SECTION 5.** That all ordinances or part of ordinances in conflict with the terms of this ordinance are hereby repealed; and

**SECTION 6.** This Ordinance shall become effective upon adoption by the Mayor and City Council and the signature of approval of the Mayor.

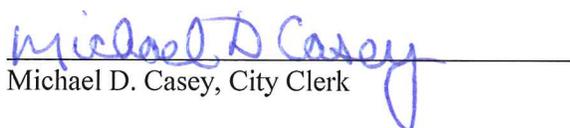
**APPROVED AND ADOPTED** this the 17<sup>th</sup> day of June, 2014.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



## CONDITIONS OF APPROVAL

201400050

**0-110 Allen Road, 5820-5840 Sandy Springs Circle, 5830-5865 Lake Allen Lane, 5809-5831 Lake Forrest Drive**

Please be advised, the City of Sandy Springs Mayor and City Council approved the rezoning of properties at 0-110 Allen Road, 5820-5840 Sandy Springs Circle, 5830-5865 Lake Allen Lane, 5809-5831 Lake Forrest Drive. Rezoning petition 201400050 was approved to rezone from R-3 (Single Family Dwelling District) and O-I (Office and Institutional District) to TR (Townhouse Residential District), conditional by the Mayor and City Council at the June 17, 2014 hearing, subject to the following conditions:

1. To the owner's agreement to restrict the use of the subject property as follows:
  - a. Townhouses at a density of 5.98 units per acre or 88 units, whichever is less.
2. To the owner's agreement to abide by the following:
  - a. To the site plan received by the Department of Community Development dated May 13, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit. The applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of a Certificate of Occupancy.
  - b. To the landscape plan received by the Department of Community Development dated March 20, 2014. Said site plan is conceptual only and must meet or exceed the requirements of the all City Ordinance. All planting are subject to the approval of the City of Sandy Springs Arborist. Plantings shall be installed prior to the issuance of the first certificate of occupancy.
3. To the owner's agreement to provide the following site development standards:
  - a. Streetscape along Allen Road and Sandy Springs Circle shall be installed to the standards set forth in the City Center Master Plan. (CV201400050 #8)
  - b. To reduce the nine (9) foot sidewalk along Lake Forrest Drive to six (6) feet. (CV201400050 #8)
  - c. The owner/developer shall dedicate thirty (30) feet of right-of-way from centerline of Allen Road along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - d. The owner/developer shall dedicate thirty-seven (37) feet of right-of-way from centerline of Sandy Springs Circle along the entire property frontage or ten and one-half (10.5) feet from back of curb, whichever is greater, to the City of Sandy Springs.
  - e. Decks encroaching into stream buffers shall not be covered or enclosed.

- f. One (1) pedestrian access point shall be located on both Allen Road and Lake Forrest Drive.
- g. Development shall comply with the Georgia Stormwater Management Manual Stormwater Runoff Quality Standard by providing practices that treat the water quality volume by infiltration and/or evapotranspiration.
- h. To reduce the required front yard landscape strip from 40 feet to 40 feet to 15 feet (Sandy Springs Circle and Allen Road) and 10 feet along Lake Forrest Drive. (CV201400050 #1)
- i. To reduce the required 25 foot side yard buffer and 10 foot improvement setback to 10 feet. (CV201400050 #2)
- j. To reduce the front perimeter setback from 40 feet to 15 feet (Sandy Springs Circle and Allen Road) and 32 feet along Lake Forrest Drive. (CV201400050 #3)
- k. To reduce the side perimeter setback from 30 feet to 25 feet. (CV201400050 #4)
- l. To reduce the front yard setback from 20 feet to 0 feet. (CV201400050 #5)
- m. To reduce the side yard setback from 7 feet to 5 feet. (CV201400050 #6)
- n. To reduce the minimum distance between houses from 14 feet to 10 feet. (CV201400050 #7)
- o. To reduce the minimum right of way from 50 feet to 44 feet for internal roads. (CV201400050 #9)
- p. To increase the number of single family homes being accessed from one (1) common driveway as shown on the site plan dated received May 13, 2014. (201400050 #10)
- q. To reduce the stream buffer to allow pervious decks, private driveways and grading as noted on the site plan. (CV201400050 #11)